



Cross Lane, Aldwinckle Kettering  
**£300,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Character Village -Extended Semi-Detached Family Home
- Three Bedrooms - Generous Accommodation
- Spacious Kitchen/Diner
- Reception Lounge & Wood burning / multi-fuel stove
- Private Garden with lawn with split level entertaining patio and brick out-barn store

The ground floor offers hallway with guest W.C. and doors to Lounge and Kitchen. The spacious lounge, featuring a Wood - Burner stove/ (Multifuel stove) and double glazed - traditional style yet replaced sash windows, which match all the remaining front facing windows. The remainder of the house also features standard double-glazed windows and oil-fired central heating to radiators. The kitchen has a range of farmhouse style wall and base cabinetry, larder cupboard pan -drawers and character Belfast sink. Ample space for dining and ample work surfaces for food preparation. A utility space also houses the oil fired boiler with plumbing for washing machine.





The first floor provides a generous landing with a TWO Double Bedrooms and a remodelled and wonderfully upgraded stunningly beautiful four-piece bathroom, including a freestanding slipper bath and separate shower enclosure with classic Victorian influences, in tile design especially.

Bedroom three has enclosed staircase leading from the first floor, with good proportions with consideration given to the roof profile for head height and 3 roof profile windows and some provision has been made for a potential En-suite provision with pipework ready for shower and basin.

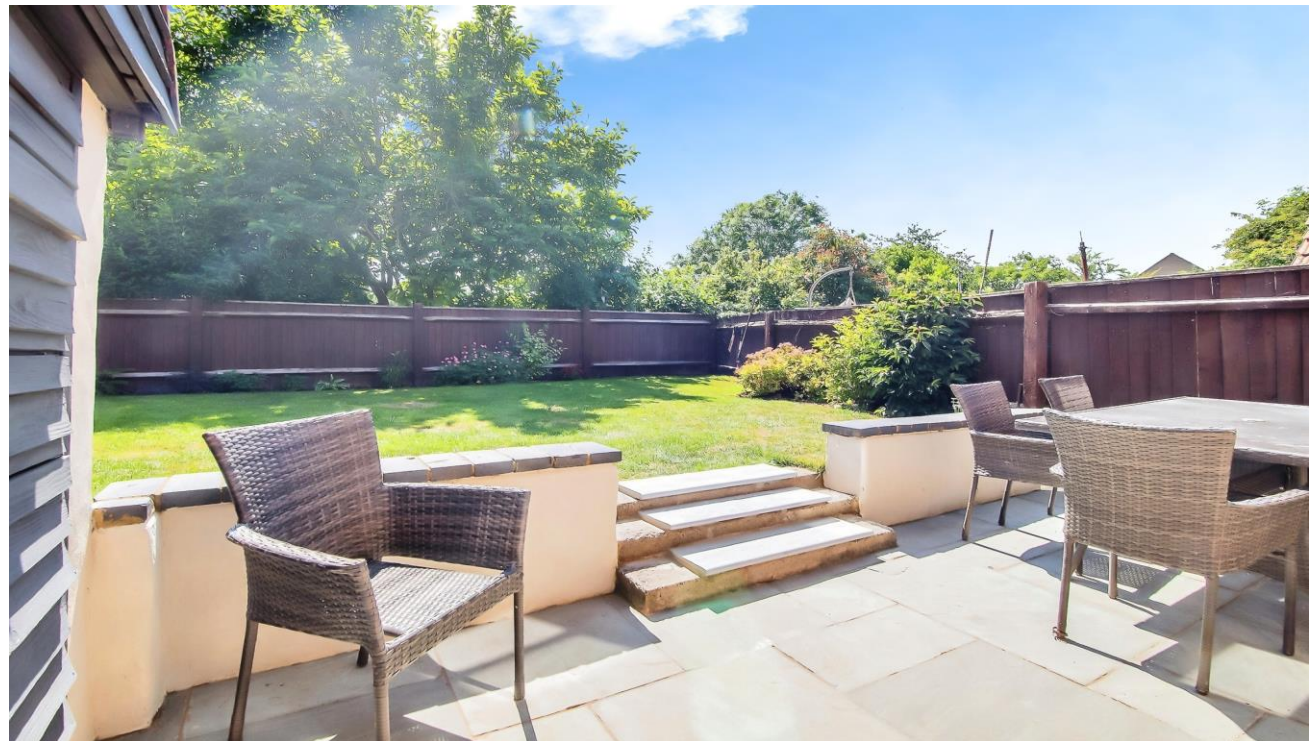
#### Outside

The garden landscaped over two levels featuring a patio area perfect for outdoor dining and the remainder is mostly laid to lawn, providing ample space for recreation and relaxation. Additionally, there is brick-built store barn and a gate, to secure access to the garden. The front aspect garden is a courtyard with traditional low bounded wall.

#### Measures

Lounge - 3.33m x 4.76m (10'9 x 15'6)

Kitchen/ Dining - 5.90m x 3.44m(max) (19'3 x 11'2 max)

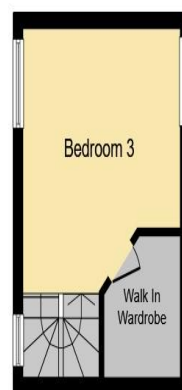




**Ground Floor**



**First Floor**



**Second Floor**

Utility Space/boot room

Bedroom 1 - 4.80m x 3.32m (15'7 x 10'9)

Bedroom 2 - 3.43m x 2.72m (11'2 x 8'9)

Bathroom - 3.07m x 2.01m (10'0 x 6'6)

Second floor

Bedroom 3 - 3.60m (max) x 2.40m (max) with some HH restriction (8'10 x 5'9)

Outside

Brick Store Barn - to rear garden

Agents Notes:

We're advised by our vendor clients - The two storey extension to the rear aspect is now 30 plus years standing. The loft conversion to bedroom works were completed with approval certifications c2021.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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